



Development Services Department  
Environmental Coordinator  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	115 Demolition
<b>LOCATION:</b>	115 100 <sup>th</sup> Ave NE
<b>FILE NUMBERS:</b>	20-120879 BE
<b>PROPONENT:</b>	Gary Mo
<b>DESCRIPTION OF PROPOSAL:</b> The project includes demolition of the existing building and carport (known as the Chimneys Condominium). The building will be demolished down to the concrete slab on grade and the carport will be demolished down to the asphalt paving. Both the existing concrete slab and asphalt paver will remain. The proposal is for demolition only, no grading or construction have been proposed at this time. Pursuant to the State Environmental Policy Act (SEPA), review is required for the demolition of a structure, the construction of which would exceeds the categorical exemptions listen in WAC 197-11-800. The structure to be demolished exceeds the categorical exemptions; therefore, SEPA review and threshold determination is required.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

**DATE ISSUED:** 5/27/2021

**APPEAL DATE:** 6/10/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

**Issued By:**  **for** **Date:** May 27, 2021  
Elizabeth Stead, Environmental Coordinator  
Development Services Department



# Vicinity Map







Project:

DEMOLITION  
PROJECT

Project Address:

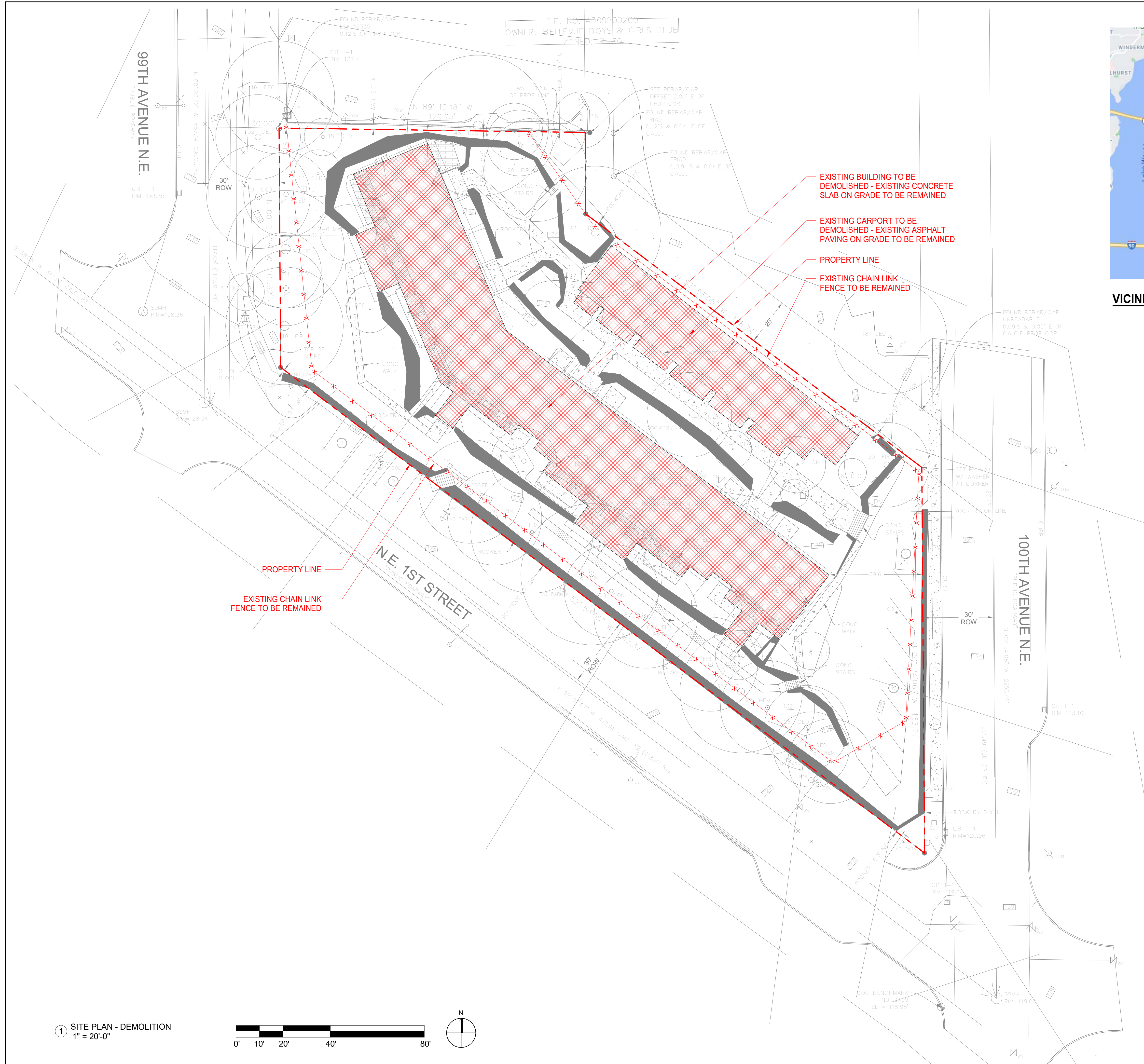
115 100TH AVE NE  
BELLEVUE, WA, 98004

[illegible]

Sheet Title:

**SITE PLAN - DEMOLITION**

Project No.: 20201109	SHEET NUMBER:  <b>A1</b>
Date: 11/09/2020	
Scale: 1" = 20'-0"	



DEMOLITION NOTES:

1. CONTRACTORS VERIFY ELECTRICAL SERVICE HAS BEEN DISCONNECTED BEFORE DEMOLITION.
2. CONTRACTORS VERIFY GAS SERVICE HAS BEEN DISCONNECTED BEFORE DEMOLITION.
3. SEWER LINES TO BE CEMENT SEALED AT EXISTING SLAB ON GRADE.
4. ABATEMENT HAS BEEN DONE ON 2017 AND RECORD WITH PSCAA.
5. CONTRACTORS SHOULD INSTALL TEMPORARY WATER SERVICE AT WATER METER FOR DEMOLITION DUST CONTROL.
6. CONTRACTORS SHOULD APPLY RIGHT OF WAY PERMIT IF NEEDED.
7. CONTRACTORS KEEP STORM DRAINAGE AT EXISTING LOCATION PROTECT FROM CONSTRUCTION DEBRIS.
8. CONTRACTORS SHOULD CLEAN UP DEBRIS ON SITE RIGHT AFTER DEMOLITION.
9. CONTRACTOR TO INSTALL EROSION CONTROL SYSTEM IF NEEDED ON SITE.





## Development Services

# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Background

1. Name of proposed project, if applicable 115 100th AVE NE Bellevue Demolition Project
2. Name of applicant Gary Mo
3. Contact person Gary Mo Phone 4252898039
4. Contact person address 4511 Somerset Dr SE, Bellevue 98006
5. Date this checklist was prepared 1/14/2021
6. Agency requesting the checklist City of Bellevue

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7. Proposed timing or schedule (including phasing, if applicable)

We proposed to demolish the structure above grade on February, 2021

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Not yet

R-30 zoning allows for wide range of residential uses and some recreational and service uses. See Land Use Charts (LUC 20.10.440). Additional SEPA review may be required.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Phase I Environmental Site Assessment Report prepared by SoundEarth Strategies INC

Report details the potential for environmental hazards based on the historic uses of the site and surrounding area. No City of Bellevue designated Critical Areas reviewed under this assessment. However, GIS data and city resources do not indicate the presence of streams, wetlands, or steep slopes critical areas.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Don't know

Proposal is for demolition only. Future development permits will be required for site development.

11. List any government approvals or permits that will be needed for your proposal, if known.

Demolition Permit

Reviewed under Permit #20-120879 BE

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposed to demolish existing building above grade and existing parking port to the north of the building. The building area is about 13,000 square feet.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 115 100th AVE NE Bellevue  
Legal: LOCHLEVEN ALL LOTS 10-12 TGW LOT 13 LESS N 50 (FKA THE CHIMNEYS CONDO TERMINATED PER REC# 20171013000483)

Parcel Number:  
4389200210

## Environmental Elements

### Earth

1. General description of the site:

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other Step down

2. What is the steepest slope on the site (approximate percent slope)? 4' step down

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Clay and gravel

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Not during the demolition

Proposal for demolition only.  
Existing concrete slab and asphalt  
paving on grade to remain. No  
grading or fill proposed.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Not during the demolition

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 30% - Existing no change

R-30 zoning district allows  
up to 65%.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Will keep all existing grading and drainage system.

BMPs for erosion and sediment control measures are required per BCC 23.76.

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction debris and dust only during demolition - will be cleaned up when finish.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Use water from the water meter valve and hose.

Construction dust mitigation measures required per BCC 23.76.

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## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

No surface water or wetlands around the site.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No surface water or wetlands around the site.

- e. Does the proposal lie within a 100-year floodplain? No  
If so, note the location on the site plan.

FEMA FIRM Panel  
#53033C0652G

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No

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3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Existing drainage system to be remained.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

No

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## Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

No

3. List any threatened and endangered species known to be on or near the site.

No

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

N/A



5. List all noxious weeds and invasive species known to be on or near the site.

N/A

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other N/A

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other N/A

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other N/A

2. List any threatened and endangered species known to be on or near the site.

No

3. Is the site part of a migration route? If so, explain.

No

4. Proposed measures to preserve or enhance wildlife, if any.

N/A

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5. List any invasive animal species known to be on or near the site.

N/A

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No power needed during demolition

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

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## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

We will process per Pu

- a. Describe any known or possible contamination at the site from present or past uses.

N/A

Per the Environmental Site Assessment: Historic use and storage of heating oil on the property from oil-burning furnace associated with a medical clinic on the wester portion in 1946. Its possible that a historic underground heating oil storage tank could be encountered during excavation in that area of the property, or impacted soil in the area could be discovered during development construction.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

If there are underground heating oil tanks, it is unlikely they will effect the demolition as no grading is proposed at this time.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

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- d. Describe special emergency services that might be required.

N/A

- e. Proposed measures to reduce or control environmental health hazards, if any.

N/A

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

N/A

- c. Proposed measures to reduce or control noise impacts, if any.

N/A

Construction noise shall comply with the requirements of BCC 9.18.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential (Multiple Family)

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Wood Framing

3-story residential building (formerly a condominium) with approximately 25,053 square feet of space, and associated carports.



4. Will any structures be demolished? If so, what?

Yes. All structures above grade will be demolished

Multifamily Residential  
Districts (R-30)

5. What is the current zoning classification of the site? R-30

6. What is the current comprehensive plan designation of the site? Multifamily High-Density (MF-H)

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

9. Approximately how many people would reside or work in the completed project? 0

10. Approximately how many people would the completed project displace? N/A

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

Current state of  
the condominium  
building is  
uninhabitable  
due to decline  
and fire damage.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

N/A

Compliance with all applicable  
Land Use regulations will be  
required when specific  
development of the site is  
proposed in the future.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

## Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

R-30 zoning allows for up to 30 dwelling units per acre.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

3. Proposed measures to reduce or control housing impacts, if any.

N/A

## Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

2. What views in the immediate vicinity would be altered or obstructed?

N/A

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3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

3. What existing off-site sources of light or glare may affect your proposal?

N/A

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

Downtown Park located to the east across 100th Ave NE. Meydenbauer Bay Park located two blocks southwest down 99th Ave NE

2. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

Proposal is for demolition down to concrete slab only. No grading at this time.

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Compliance with Inadvertent Discovery regulations required: RCW 27.44.055, 68.50.645, & 68.60.055.

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See site plan

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Max. 3 loads - Truck for dumpster only

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

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## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

## Utilities

1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☒ water
- ☐ refuse service
- ☐ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Water only

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## Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature Gary Mo

Name of signee Gary Mo

Position and Agency/Organization J&H Construction and Development LLC

Date Submitted 1/15/2021

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